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Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

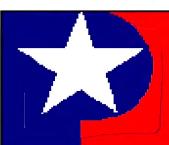
822,400 / 822,400

USE VALUE:

822,400 / 822,400

ASSESSED:

822,400 / 822,400


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
77		TROWBRIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: ROBIE ELLEN K & FREDERICK W IV	
Owner 2: TRS/ ROBIE FAMILY TRUST	
Owner 3:	

Street 1: 77 TROWBRIDGE ST	
Street 2:	

Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y
	Type:

PREVIOUS OWNER

Owner 1: ROBIE ELLEN K & FREDERICK W -	
Owner 2: -	

Street 1: 75 TROWBRIDGE ST UNIT 77	
Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1916, having primarily Vinyl Exterior and 1972 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8013														G10		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	819,400	3,000		822,400		310243
							GIS Ref
							GIS Ref
							Insp Date
							05/16/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	819,400	3000	.		822,400		Year end	12/23/2021
2021	102	FV	795,900	3000	.		798,900		Year End Roll	12/10/2020
2020	102	FV	784,200	3000	.		787,200	787,200	Year End Roll	12/18/2019
2019	102	FV	688,200	3000	.		691,200	691,200	Year End Roll	1/3/2019
2018	102	FV	561,100	3000	.		564,100	564,100	Year End Roll	12/20/2017
2017	102	FV	512,400	3000	.		515,400	515,400	Year End Roll	1/3/2017
2016	102	FV	512,400	3000	.		515,400	515,400	Year End	1/4/2016
2015	102	FV	474,200	3000	.		477,200	477,200	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.
ROBIE ELLEN K &	72246-257	1	2/20/2019	Convenience		1	No	No		15617
SEDGWICK ROSEMA	51428-236		7/11/2008		461,000	No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
6/26/2018	880	Redo Bat	26,470	C					5/16/2018	Measured	DGM	D Mann
3/23/2018	305	Re-Roof	8,850	C					5/31/2012	Info Fm Prmt	MM	Mary M
7/30/2012	993	Redo Kit	57,295	C					1/7/2009	NEW CONDO	BR	B Rossignol
3/15/2012	253	Redo Bat	30,680					renovate 2nd fl ba				

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION

Type:	99 - Condo Conv	
Sty Ht:	1A - 1 Sty +Attic	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	YELLOW	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Very Good
A Bath:	1	Rating: Good
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Good
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 7	BRs: 4	Baths: 1
	HB: 1		

UnSketched SubAreas:
GLA: 1972,

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1916
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	G14
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

CONDOS INFORMATION

Location:	
Total Units:	

Floor: 2 - 2nd Floor

% Own: 57.000000000

Name:

DEPRECIATION

Phys Cond: GD - Good

Functional:

Economic:

Special:

Override:

18. %

%

%

%

%

CALC SUMMARY

Basic \$ / SQ: 305.00

Size Adj.: 1.18245435

Const Adj.: 0.98745072

Adj \$ / SQ: 356.123

Other Features: 103000

Grade Factor: 1.00

NBHD Inf: 1.25000000

NBHD Mod:

LUC Factor: 1.00

Adj Total: 1006592

Depreciation: 187226

Depreciated Total: 819366

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
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